

**OCT. 28, 2011  
TOWN MEDIA RELEASE**



## **NEW FEMA FLOOD ZONES WILL IMPACT LBTS PROPERTY OWNERS; THREE MEETINGS SCHEDULED FOR NOVEMBER**



More than 300 Lauderdale-By-The-Sea property owners would be required to obtain flood insurance for the first time under newly-revised federal flood zone maps.

To answer your questions, Town property owners are invited to review the proposed flood zone maps at one of three upcoming community meetings.

**Wednesday, November 16  
4 - 8 PM  
Herb Skolnick Center  
800 SW 36 Ave., Pompano Beach**

**Tuesday, November 15  
4 - 8 PM  
Volunteer Park Community Center  
12050 W. Sunrise Blvd., Plantation**

**Monday, November 14  
4 - 7:45 PM  
South Regional Library  
7300 Pines Blvd., Pembroke Pines**

The flood zone maps, which show the extent neighborhoods are at risk for flooding, are used to help determine federal flood insurance requirements.

Under the proposed new flood maps, **343 property owners** in Lauderdale-By-The-Sea would need to buy flood insurance for the first time. **Thirty-seven** property owners would also see their federal flood insurance requirement dropped, although it may still be prudent for them to keep their policies intact.

The new maps were produced by the **Federal Emergency Management Agency** and **Broward County**. They are much more precise than older maps.

Town property owners, renters, Realtors, mortgage lenders and insurance agents are encouraged to attend one of the community meetings to learn more about flood risks and hazard mitigation. You can see the preliminary maps online at:

<http://www.broward.org/Regulation/Engineering/FloodZoneMaps/Pages/ProposedNewFloodMaps.aspx>

FEMA's maps for Broward County have not yet been officially adopted and will only become effective after a public comment period, when property owners can submit appeals and protests if they can show the maps are in error.

Flood zone experts will be available at the open houses to address questions that residents may have about the process. Once all comments are received and addressed, Broward County may adopt the new maps.

Flooding is the most common and most expensive type of natural disaster in the U.S. Most homeowner policies do not cover flooding, but you can purchase flood insurance to protect against the financial devastation flooding can cause.

Congress mandates that federally regulated or insured mortgage lenders require flood insurance on properties in high-risk flood zones. Some lenders also require flood insurance for properties located outside of high-risk flood areas.

Even if property flood insurance is not required, it is still an important consideration, because anyone can be financially vulnerable to floods. If the preliminary maps show you moved from a high to a low-risk flood zone, you should talk with an insurance agent about keeping your flood policy intact.

For more info, call Public Information Officer Steve d'Oliveira at **954-640-4209**.

**Generalized Impact of FEMA Flood Zone Changes in Broward County**

**Parcel Count by Municipality**

Municipality	CHANGE		NO CHANGE	
	Added to "Flood Zone"	Removed from "Flood Zone"	Remain in "Flood Zone"	Remain out of "Flood Zone"
Coconut Creek	1403	2939	604	6008
Cooper City	0	10031	1085	0
Coral Springs	446	22895	5544	1456
Dania Beach	696	4052	4257	1607
Davie	197	18405	9046	146
Deerfield Beach	3768	3887	2893	12224
Fort Lauderdale	8612	10215	18102	15668
Hallandale Beach	401	1105	2953	1616
Hillsboro Beach	0	29	153	56
Hollywood	7132	10468	13231	13389
Lauderdale Lakes	0	4401	1124	0
Lauderdale-by-the-Sea	343	37	657	708
Lauderhill	0	10631	2499	38
Lazy Lake	0	3	14	0
Lighthouse Point	269	785	2532	379
Margate	129	12353	2579	614
Miramar	957	27334	2898	3096
North Lauderdale	88	6448	2592	602
Oakland Park	860	5479	3321	860
Parkland	1929	2980	2046	1339
Pembroke Park	275	151	151	430
Pembroke Pines	752	34672	5712	1248
Plantation	34	17297	6627	65
Pompano Beach	1390	10796	8924	6237
Sea Ranch Lakes	46	2	83	83
Southwest Ranches	0	3	3140	0
Sunrise	470	18504	2998	1729
Tamarac	346	11905	6608	690
<b>Unincorporated</b>	222	2060	857	1651
Weston	0	13332	6185	0
West Park	258	452	733	3721
Wilton Manors	0	2067	1767	0

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This analysis was based on Broward County Property Appraiser's GIS data and FEMA Flood Zone and Special Flood Hazard Area (SFHA) geodata. This analysis is quite general and is not meant to be accurate for a given parcel. Many parcels were removed from this analysis to better reflect insurable parcels. Some removed parcels were rights-of-way, lakes or canals, newly annexed areas and submerged parcels, etc.